



APPLICATION FOR VARIANCE

State Form 44400 (R4 / 6-10)

Approved by State Board of Accounts, 2008

INDIANA DEPARTMENT OF HOMELAND SECURITY

CODE SERVICE SECTION

402 West Washington Street, Room W246

Indianapolis, IN 46204-2739

http://www.in.gov/dhs/fire/fp_bs_comm_code/



INSTRUCTION: Please refer to the attached four (4) page instructions.
Attach additional pages as needed to complete this application.

Variance number (Assigned by department)

1. APPLICANT INFORMATION (Person who would be in violation if variance is not granted; usually this is the owner)

Name of the applicant

Sandra Saltsman

Title

Owner

Name of organization

Meadow Springs

Telephone number

(219) 954-0042

Address (number and street, city, state, and Zip code)

14489 W 300 N., Medaryville, In 47957

2. PERSON SUBMITTING APPLICATION ON BEHALF OF THE APPLICANT (if not submitted by the applicant)

Name of person on behalf of the applicant

Melissa M. Tupper, P.E.

Title

Fire Protection Engineer

Name of organization

RTM Consultants, Inc.

Telephone number

(317) 329-7700

Address (number and street, city, state, and Zip code)

6640 Parkdale Place, Suite J., Indianapolis, IN 46254

3. DESIGN PROFESSIONAL OF RECORD (If applicable)

Name of design professional

N/A

License number

Name of organization

Telephone number

Address (number and street, city, state, and Zip code)

4. PROJECT IDENTIFICATION

Name of project

Meadow Springs Manor

State project number

Unfiled

County

Pulaski

Site Address (number and street, city, state, and Zip code)

8641 S US 421, Francesville, In 47946

Type of project: ☐ New ☐ Addition ☐ Alteration ☒ Change of Occupancy ☐ Existing

5. REQUIRED ADDITIONAL INFORMATION

The following required information has been included with this application (check as applicable):

- ☒ A check made payable to the Indiana Department of Homeland Security for the appropriate amount. (see instructions)
- ☒ One (1) set of plans or drawings and supporting data that describe the area affected by the requested variance and any proposed alternatives.
- ☒ Written documentation showing that the local fire official has received a copy of the variance application.
- ☒ Written documentation showing that the local building official has received a copy of the variance application.

6. VIOLATION INFORMATION

Has the Plan Review Section of the Division of Fire & Building Safety issued a Correction Order?

☐ Yes (if yes, attach a copy of the Correction Order) ☒ No

Has a violation been issued? ☐ Yes (if yes, attach a copy of the Violation and answer the following) ☒ No

Violation Issued by: ☐ Local Building Department ☐ State Fire and Building Code Enforcement Section
☐ Local Fire Department

7. DESCRIPTION OF REQUESTED VARIANCE

Name of code or standard and edition involved

2014 Indiana Building Code

Specific code section

3412.6.11

Nature of non-compliance (include a description of spaces, equipment, etc. involved as necessary)

Describe the noncompliance here

An existing single family dwelling is being converted to a bed and breakfast, R-1 Occupancy. The building will be evaluated using Ch 34. The 2nd floor has a single exit, code requires two exits.

The building is Type VB Construction and 2-stories with basement. The 1st floor is approximately 1,281 square feet in area, the 2nd floor is approximately 952 square feet in area, the basement is approximately 952 square feet in area.

8. DEMONSTRATION THAT PUBLIC HEALTH, SAFETY, AND WELFARE WILL BE PROTECTED

Select one of the following statements:

- ☐ Non-compliance with the rule will not be adverse to the public health, safety or welfare; or
- ☒ Applicant will undertake alternative actions in lieu of compliance with the rule to ensure that granting of the variance will not be adverse to public health, safety, or welfare. Explain why alternative actions would be adequate (*be specific*).

Facts demonstrating that the above selected statement is true:

Describe facts here

1. Smoke detection is provided throughout the building.
2. A fire alarm system installed in accordance with Section 907, IBC will be installed throughout the building. The existing smoke detection system will be connected to the fire alarm system, this is not required by code.
3. The common path of travel distance is approximately 70 feet, code permits 75 feet.
4. The travel distance to an exit is approximately 90 feet, code permits 200 feet.

9. DEMONSTRATION OF UNDUE HARDSHIP OR HISTORICALLY SIGNIFICANT STRUCTURE

Select one of the following statements:

- ☐ Imposition of the rule would result in an undue hardship (*unusual difficulty*) because of physical limitations of the construction site or its utility services
- ☒ Imposition of the rule would result in an undue hardship (*unusual difficulty*) because of major operational problems in the use of the building or structure
- ☒ Imposition of the rule would result in an undue hardship (*unusual difficulty*) because of excessive costs of additional or altered construction elements
- ☐ Imposition of the rule would prevent the preservation of An architecturally or a historically significant part of the building or structure.


Facts demonstrating that the above selected statement is true:

Describe facts here

The owners had made improvements to the single family dwelling to make it into the bed and breakfast before knowing it was a change of use and the building was required to comply with the Indiana Building Code. It is a cost and operational hardship for the owners to add a second exit. It would result in losing square footage from one of the bedrooms from the second floor.


10. STATEMENT OF ACCURACY

I hereby certify under penalty of perjury that the information contained in this application is accurate

Signature of applicant or person submitting application 	Please print name Melissa M. Tupper	Date of signature (month, day, year) 12/9/14
Signature of design professional (if applicable)	Please print name	Date of signature (month, day, year)

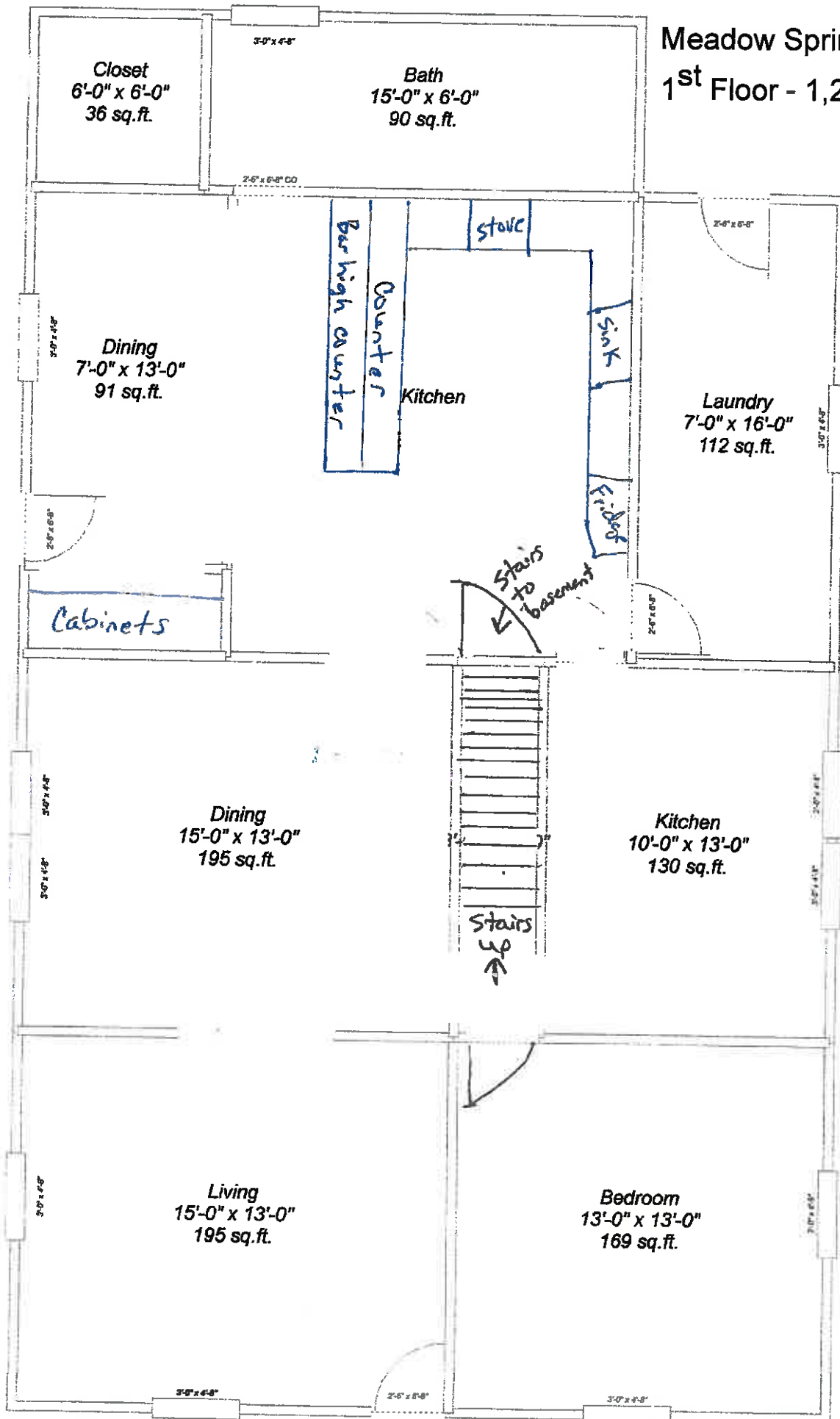
11. STATEMENT OF AWARENESS (If the application is submitted on the applicant's behalf, the applicant must sign the following)

I hereby certify under penalty of perjury that I am aware of this request for variance and that this application is being submitted on my behalf.

Signature of applicant 	Please print name Sandra Saltzman	Date of signature (month, day, year) 12-9-14
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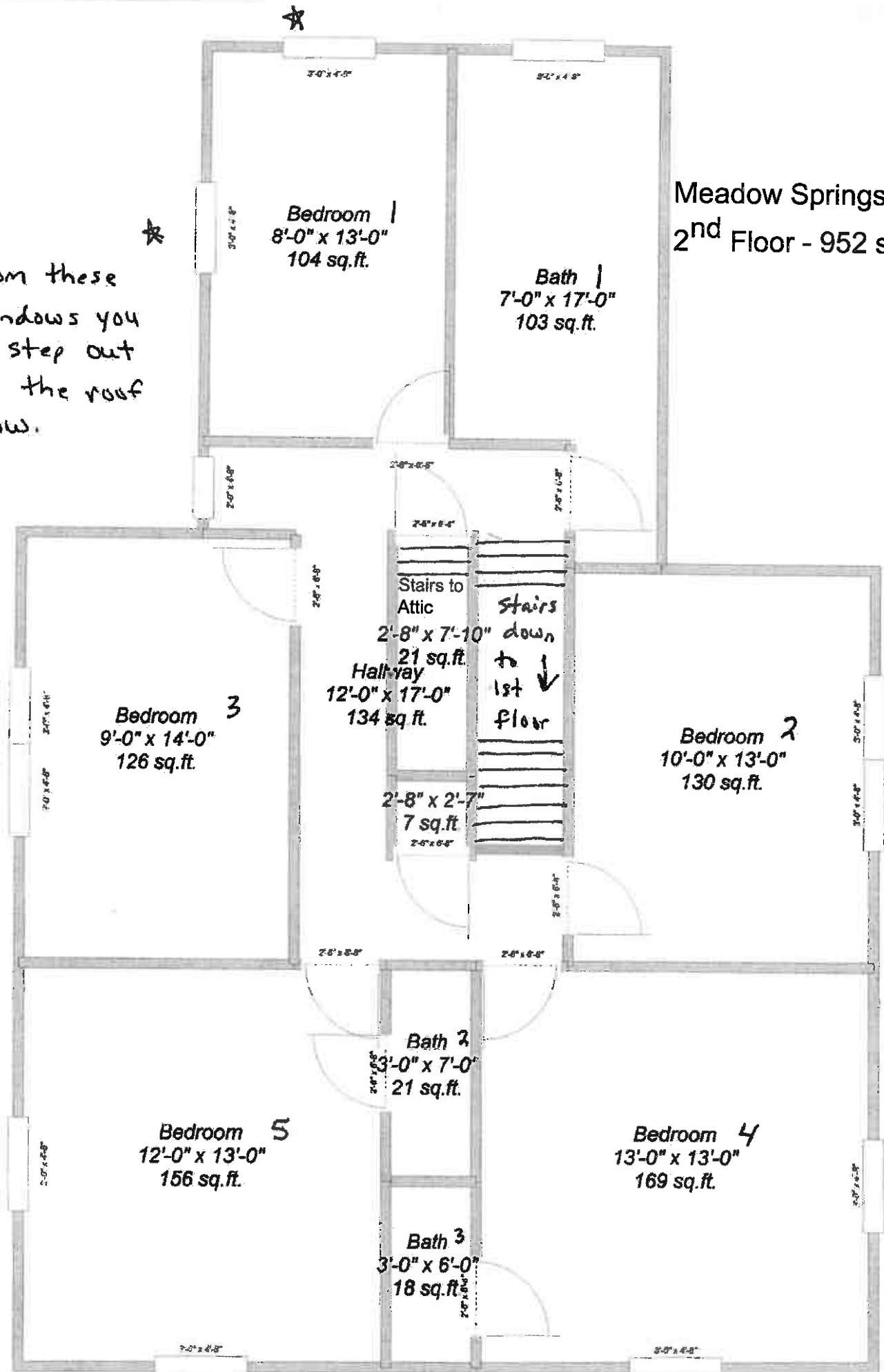
Meadow Springs Manor

1st Floor - 1,281 sq.ft.



Meadow Springs Manor
2nd Floor - 952 sq.ft.

★ from these
2 windows you
can step out
onto the roof
below.



Meadow Springs

Francesville, IN

**Building Score Sheet - R-1 Occupancy
Table 3410.7**

Section	Safety Parameter	Fire Safety (FS)	Means of Egress (ME)	General Safety (GS)
1	Building Height	0.0	0.0	0.0
2	Building Area	8.5	8.5	8.5
3	Compartmentation	20.3	20.3	20.3
4	Tenant and Dwelling Unit Separations	0.0	0.0	0.0
5	Corridor Walls	0.0	0.0	0.0
6	Vertical Openings	2.0	2.0	2.0
7	HVAC Systems	0.0	0.0	0.0
8	Automatic Fire Detection	6.0	6.0	6.0
9	Fire Alarm System	0.0	0.0	0.0
10	Smoke Control		0.0	0.0
11	Means of Egress		0.0	0.0
12	Dead Ends		2.0	2.0
13	Maximum Exit Access Travel Distance		11.0	11.0
14	Elevator Control	0.0	0.0	0.0
15	Means of Egress Emergency Lighting		1.0	1.0
16	Mixed Occupancies	0.0		0.0
17	Automatic Sprinklers	-6.0	-3.0	-6.0
18	Standpipes	0.0	0.0	0.0
19	Incidental Uses	0.0	0.0	0.0
	Total Building Score	30.8	47.8	44.8
	Required Building Score	17.0	34.0	34.0
	Pass (+)/ Fail(-)	13.8	13.8	10.8

Meadow Springs
Francesville, IN

SUMMARY SHEET - BUILDING SCORE

Existing occupancy	<u>Single Family Home</u>	Proposed occupancy	<u>R-1</u>
Year building was constructed	<u>1904</u>	Number of stories	<u>2</u> Ht. <u>29'</u>
Type of construction	<u>Type VB</u>	Area per floor	<u>Basement - 952 sq.ft.</u> <u>1st floor - 1,281 sq.ft.</u> <u>2nd floor - 952 sq.ft.</u>
Percentage of open perimeter	<u>100 %</u>	Percentage of height reduction	<u> </u>
Completely suppressed:	Yes <u> </u> No <u> X </u>	Corridor wall rating	<u>N/A</u>
Compartmentation:	Yes <u> </u> No <u> X </u>	Required door closers:	Yes <u> </u> No <u> N/A </u>
Fire resistance rating on vertical opening enclosures	<u> </u>	<u>Basement stair separated by 1-hour construction</u>	
Type of HVAC System	<u>forced air</u>	serving number of floors	<u>One</u>
Automatic fire detection:	Yes <u> X </u> No <u> </u>	Type and location	<u>Rooms and Corridors</u>
Fire alarm system:	Yes <u> X </u> No <u> </u>	Type	<u>Manual pull per Sec 907, IBC.</u>
Smoke control:	Yes <u> </u> No <u> X </u>	Type	<u> </u>
Adequate exit routes:	Yes <u> X* </u> No <u> </u>	Dead ends:	Yes <u> </u> No <u> X </u>
Maximum exit access travel distance	<u>90 feet</u>	Elevator controls:	Yes <u> </u> No <u> X </u>
Means of egress emergency lighting:	Yes <u> X </u> No <u> </u>	Mixed	Yes <u> </u> No <u> X </u>

*Variance requested to permit a single exit from the 2nd floor.

EVALUATION FORMULA

Formula	Building Score Sheet**	Table 3410.9	Pass/Fail
FS - MFS > 0	<u>30.8</u>	(FS) - <u>17</u>	(MFS) = <u>13.8</u>
ME - MME > 0	<u>47.8</u>	(ME) - <u>34</u>	(MME) = <u>13.8</u>
GS - MGS > 0	<u>44.8</u>	(GS) - <u>34</u>	(MGS) = <u>10.8</u>

** From building score sheet total values

Meadow Springs Manor
Francesville, IN

Building Score Sheet Analysis

The building is being converted from a single family dwelling to a bed and breakfast, R-1 Occupancy. The 2-story building is Type VB Construction. The 1st floor is approximately 1,281 square feet, the 2nd floor is approximately 952 square feet, and the basement is approximately 952 square feet.

Sec. 1	The building is 2 stories and approximately 29' in height. The R-1 Occupancy is permitted to be 2 stories and 40' in height based upon Type VB Construction. Height Value for feet: $(40 - 29)/12.5 = 0.8$ Height Value for number of stories: $2 - 2 = 0$ (lessor value for stories is used in the scoresheet)
Sec. 2	The building is within the allowable area for Type VB Construction. Allowable area (R-1 Occ) = Tabular: 7,000 sq. ft. Frontage: $\frac{+ 5,250 \text{ sq. ft.}}{12,250 \text{ sq. ft.}}$ Area Value = $12,250/1,200 \times [1 - ((1,281/12,250))] = 9.1$ The maximum permitted positive value for area is 50% of the fire safety score. Value = 8.5
Sec. 3	The fire area is 3,185 square feet. Using Linear Interpolation: Compartmentation value = $16 + (3,185 - 5,000)((22-16)/(2,500- 5,000)) = 20.3$
Sec. 4	Not applicable, the building is classified as a single dwelling unit. Value = 0
Sec. 5	The building is classified as a single dwelling unit therefore the corridor is not required to be rated. Value = 0
Sec. 6	The basement stair is separated with 1-hour construction. The stair between the 1 st floor and 2 nd floor is permitted to be open per Section 1009.3, exc. 1. Value = 2
Sec. 7	The HVAC system will comply with Section 1018.5 and Section 602, IMC. Value = 0
Sec. 8	Smoke detectors will be installed in all rooms in the building. Value = 6
Sec. 9	The building will be provided with a manual fire alarm system in accordance with Sec. 907, IBC. Value = 0
Sec. 10	The building has no smoke control. Value = 0

Meadow Springs Manor
Francesville, IN

Building Score Sheet Analysis (cont.)

Sec. 11	The capacity of the means of egress complies with Section 1004 and the minimum number of exits provided complies with the minimum number required by Section 1021, IBC. Variance requested to permit a single exit from the 2 nd floor. Value = 0
Sec. 12	There are no dead end corridors. Value = 2
Sec. 13	The maximum exit access travel distance is 90 feet, 200 feet is permitted. Points = $20 \times ((200-90)/200) = 11$
Sec. 14	An elevator is not required for the building. Value = 0
Sec. 15	Means of egress lighting and exit signs are provided with emergency power in accordance with section 1006.3. Value = 1
Sec. 16	The building contains a single occupancy. Value = 0
Sec. 17	Sprinklers are required throughout and are not provided. Value = -6
Sec. 18	Standpipes are not required, none are provided. Value = 0
Sec. 19	There are no incidental use areas that require separation per Table 509. Value = 0